

NOTICE
OF
AGENDA OF REGULAR MEETING OF
THE CONSTRUCTION AND FIRE PREVENTION
BOARD OF APPEALS

OF
THE CITY OF FORT WORTH, TEXAS
TO BE HELD IN THE DEVELOPMENT CONFERENCE ROOM
LOWER LEVEL

1000 THROCKMORTON STREET, FORT WORTH, TEXAS 76102

AT

2:00 P.M., Thursday

January 9, 2014

- Item 1. Call to order.
- Item 2. Staff will ask the members present to identify themselves and their positions and the Chairman will identify any alternates serving for the meeting.
- Item 3. Approval of minutes for the December 12, 2013 meeting.
- Item 4. 4820 SOUTH FREEWAY. Discussion and vote on case No. 13-34. Applicant: Young Kim. Owner: Q Shopping Mall Inc. Request a variance to the requirement of the allowable area exceeding Table 503 for combustible construction and as stated in Section 503.1 of the Fort Worth Building Code.
- Item 5. 2833 8TH AVENUE. Case No. 13-35 withdrawn by staff.
- Item 6. 554 LIPSCOMB ST. Discussion and vote on case No. 13-36. Applicant: Brandon Allen. Owner: Rang One Holding LLC. Request a variance to the requirement for separate sex facilities as required by Section 2902.2 of the Fort Worth Building Code.
- Item 7. 4972 OVERTON RIDGE. Discussion and vote on case No. 13-37. Applicant: David Aldrich. Owner: WCJ Overton Ridge 95 LC. Request a variance to the requirement for access to the roof as required in Section 306.5 of the Fort Worth Mechanical Code.

Item 8. Establish the next regularly scheduled Construction and Fire Prevention Board of Appeals meeting to be held February 13, 2014 at 2:00 p.m., in the Development Conference Room, Lower Level, 1000 Throckmorton Street, Fort Worth, Texas, 76102.

Item 9. Items to be placed on next month's agenda.

Item 10. Adjourn.

Evan Roberts, Secretary

The Development Conference Room is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

A closed executive session may be held with respect to any posted agenda item to enable the Board to receive advice from legal counsel, pursuant to *Texas Government Code, Section 551.071*.

**THE MINUTES OF
THE CONSTRUCTION AND FIRE PREVENTION
BOARD OF APPEALS
THE CITY OF FORT WORTH, TEXAS
December 12, 2013**

MEMBERS PRESENT: Parris Jones
Martin Troy
Sheila Bessent
Carl Harkins
George Geldard
Jared Hicks
Bob Madeja

STAFF PRESENT: April Karr – Plans Exam Supervisor
Evan Roberts – Acting Building Official
Allison Gray – Acting Assistant Director
Jim Stiggleman – Senior Plans Examiner
Marie Hughes – Senior Customer Service Rep.
April Washington – Customer Service Rep.II
Melinda Ramos – Legal
Bob Morgan – Fire Department

GUESTS PRESENT Bill Benton – Jones Lang Lasalle
Charles Culbertson – TTG Goetting
Mike Oltean – Morley Moss Electric
Ben Okeefe - Turner Construction

Item 1. Call to order.

Mr. Parris Jones called the meeting to order at 2:00 p.m.

Item 2. Staff will ask the members present to identify themselves and their positions and the Chairman will identify any alternates serving for the meeting.

Carl Harkins will be a voting member.

Item3. Approval of minutes for the November 22 meeting.

The Board, on a motion by Mr. Harkins, seconded by Mr. Troy
unanimously approved the minutes with correction of Carl Harkins last name. 7-0

Item 4. 600 E. HURST BLVD. Discussion and vote on case No. 13-33. Applicant: Mike Oltean. Owner: Bell Helicopter. Request a variance to the requirement that a service disconnecting means to be installed either outside of a building or inside nearest the point of entrance of the service conductors as stated in Section 230.70 A)(1) of the Fort Worth Electrical Code.

Mr. Mike Oltean presented the request for variance.

The Board, on a motion by Mr. Geldard, seconded by Mr. Hicks unanimously approved the variance. 7-0

- Item 5. Second presentation of a proposed amendment to the Fire Code to increase the setback for protected uses from Line Compressor sites from three-hundred (300) feet to six-hundred (600) feet. There will be a vote on whether to recommend the amendment to the City Council.

The Board, on a motion by Mr. Harkins, seconded by Mr. Hicks unanimously agreed to recommend the amendment to the City Council. 7-0

- Item 6. Second presentation of proposed amendments to the Fort Worth Building Code and Fort Worth Residential Code regarding an expansion of the requirements of the airport sound attenuation ordinance, currently in effect for the NAS JRB, to include all municipal airports and DFW International Airport. There will be a vote on whether to recommend the amendment to the City Council.

The Board, on a motion by Mr. Hicks, seconded by Mr. Geldard unanimously agreed to recommend the amendment to the City Council. 7-0

- Item 7. Establish the next regularly scheduled Construction and Fire Prevention Board of Appeals meeting to be held January 9, 2014 at 2:00 p.m., in the Development Conference Room, Lower Level, 1000 Throckmorton Street, Fort Worth, Texas, 76102

- Item 8. Items to be placed on next month's agenda.

- Item 9. The Board, on motion by Mr. Troy, seconded by Mr. Harkins adjourned the meeting at 2:25 p.m.

Parris Jones, Chairman

Evan Roberts, Secretary

The facilities are wheelchair accessible. For special accommodations, sign interpretive services or Spanish Translation, please call the Planning and Development Department at 817-392-7825, 72 hours in advance.

A closed executive session may be held with respect to any posted agenda item to enable the Board to receive advice from legal counsel, pursuant to *Texas Government Code, Section 551.071*.



CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

STAFF REPORT

Date: 1/9/2014
Item No: 4
Case No: 13-34

Address: 4820 South Freeway
Applicant: Young Kim
Code Section: Section 503.1 of the
Fort Worth Building Code

ISSUE

The applicant requests a variance to the requirement of the allowable area exceeding Table 503 for combustible construction and as stated in Section 503.1 of the Fort Worth Building Code.

BACKGROUND INFORMATION

A remodel permit was issued for this address and during the inspection process; the building inspector discovered existing wood construction in this type IIB building. The wood framing is concealed, non-structural demising walls. Due to its size, the building cannot be reclassified as combustible construction.

The applicant requests a variance to allow existing combustible material to remain.

CODE CONSIDERATIONS

Section 503.1 of the Fort Worth Building Code states:

503.1 General. The building height and area shall not exceed the limits specified in Table 503 based on the type of construction as determined by Section 602 and the occupancies as determined by Section 302 except as modified hereafter. Each portion of a building separated by one or more *fire walls* complying with Section 706 shall be considered to be a separate building.

Table 503 of the Fort Worth Building Code states in part:

GROUP		TYPE OF CONSTRUCTION								
		TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
		A	B	A	B	A	B	HT	A	B
M	S A	UL UL	11 UL	4 21,500	2 12,500	4 18,500	2 12,500	4 20,500	3 14,000	1

STAFF COMMENTS

The building is 67,493 sq. ft. in area, Type II-B construction, M occupancy, fully sprinklered, surrounded by 30 ft. yards.

Tabular area for VB from Table 503 = 9,000 sq. ft.

Yard increase, $9,000 + 75\% = 15,750$ sq. ft.

Sprinkler increase, $12,750 + 300\% = 63,000$ sq. ft.

The maximum allowable area of this building as Type V-B construction is 63,000 sq. ft. The actual area of the building is 67,499 sq. ft., exceeding the allowable area by 4,499 sq. ft.

The Building Official does not support this variance request because allowable area of buildings is a fundamental requirement of the Fort Worth Building Code and exceeding the area allowed creates a hazardous condition.

The Fire Marshal supports the Building Official's position.

BOARD DECISION:

DATE: January 9, 2014



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

Date Filed _____

Case # CF-13-034

Premises affected (Street Address) 4820 S. Freeway, Fort Worth, TX 76115

Lot 1R, Block 1, Addition _____

Owner (Lessee): Q Shopping Mall, Inc.

Mailing Address: 4820 S. Freeway, Fort Worth, TX 76115

Applicant Name: Young, J. Kim Organization: Q Shopping Mall

Mailing Address: 4820 S. Freeway, Fort Worth, TX 76115

To Chairperson, Construction and Fire Prevention Board of Appeals:

Application is hereby made for: (Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Variance request | <input type="checkbox"/> License/Registration Appeals |
| <input type="checkbox"/> Challenge Official's Interpretation | <input type="checkbox"/> Certification Appeals |
| <input type="checkbox"/> New or Alternate Method Approval | <input type="checkbox"/> Other |

Section(s) <u>503.1</u>	of the Building Code applies.
Section(s) _____	of the Residential Code applies.
Section(s) _____	of the Electrical Code applies.
Section(s) _____	of the Mechanical Code applies.
Section(s) _____	of the Plumbing Code applies.
Section(s) _____	of the Fire Code applies.
Section(s) _____	of the Sign Code applies.

Details of Request: (Use additional sheet if necessary)

There are some wooden structure (existing)

New or Alternate Methods Only: Justify by telling how it meets the intent of the code and provide any test or performance data pertinent to the request. (Use additional sheet if necessary)

I would like to use existing wooden structure "as is"



LETTER OF AUTHORIZATION
TO THE
CITY OF FORT WORTH

Authority is hereby granted to Q Shopping Mall, INC
(NAME)

4820 S. Freeway, Fort Worth, TX 76115 469-728-4665
(ADDRESS) (TELEPHONE)

To file an application to the Construction and Fire Prevention Board of Appeals in
my/our behalf for: (Please check)

- ☒ VARIANCE
☐ INTERPRETATION
☐ NEW OR ALTERNATE METHOD APPROVAL

PREMISES AFFECTED 4820 S. Freeway, Fort Worth, TX 76115

LOT 1R, BLOCK 1, OF _____ ADDITION

This authority is granted only for the following specific request:

Nature of request Use of existing Woodern Structure

The undersigned being the **PROPERTY OWNER** of the above described property.

JAKE JORDAN [Signature]
NAME SIGNATURE
2909 COLE AVE, SUITE 225, DALLAS, TX 75204
ADDRESS
(214) 697-0191
TELEPHONE

Accepted for Case No. _____

By _____

Date _____

Enclosed herewith is the \$ 126.00 Filing Fee.

*Applicant Signature 

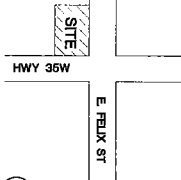
Telephone number, including Area Code 469-728-4665

E-mail address JUSTINYKIM@ME.COM

* If not the owner of the property, a separate Letter Of Authorization MUST BE ATTACHED.

4820

VICINITY MAP

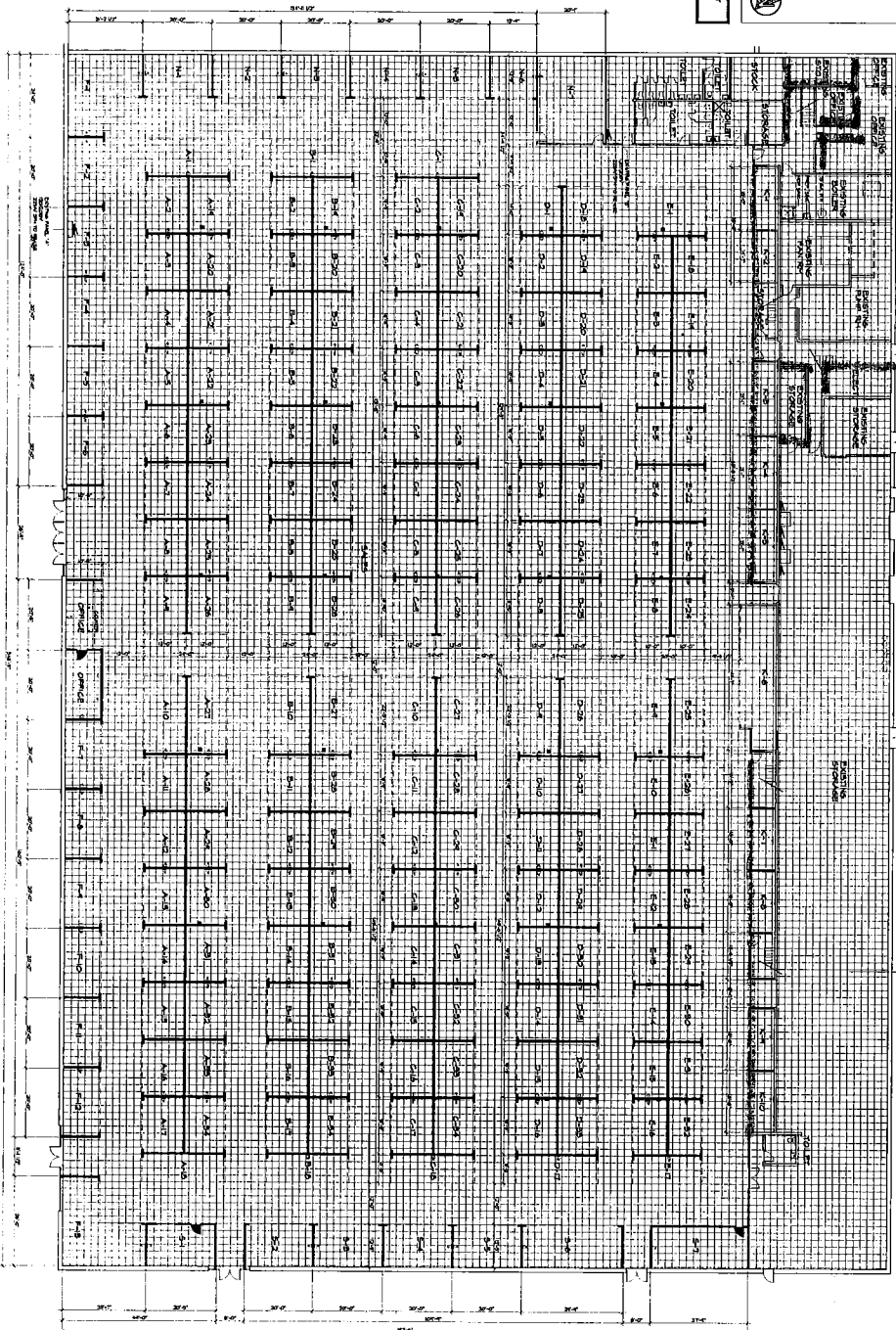


SCOPE OF WORK:

1. NEW PARTITION (6' x 10' HIGH) & FLO OUTLETS AT SALES ONLY
2. NO MEP CHANGES, EXCEPT OUTLETS

Wooden Frame

Brick (Fire)
Wall



EXISTING TO REMAIN
NO CHANGES

	PAINT/NO. TYPE	SAI HEIGHT	SPR. CO. TYPE	INSULATION
A1	PAINT/NO. 25	5' 0"	SPR. 677 RD. CO. 5.585 IN. 50'S	NO PART INSULATION
A3	PAINT/NO. 25	5' 0"	SPR. 677 RD. CO. 5.585 IN. 50'S	PART INSULATION (P. 3) = REVISION ONLY
A4	EXISTING		SPR. 677 RD. CO. 5.585 IN. 50'S	
M	PAINT/NO. 25	8'	SPR. 677 RD. CO. 5.585 IN. 50'S	PART INSULATION

01 | FIXTURE PLAN

$$1/16'' = 1'-0''$$

BEAR DESIGN BUILD

2806 VILLA GREEN DR. SUITE 10
DALLAS, TEXAS 75234
TEL 469-606-7208
FAX 972-547-4477

MA International
2601 Perth Street
Dallas, TX 75220
johanna2@yahoo.com

ARCHITECT WEA

INTERNATIONAL (JAN 2, 1964, P. 44)

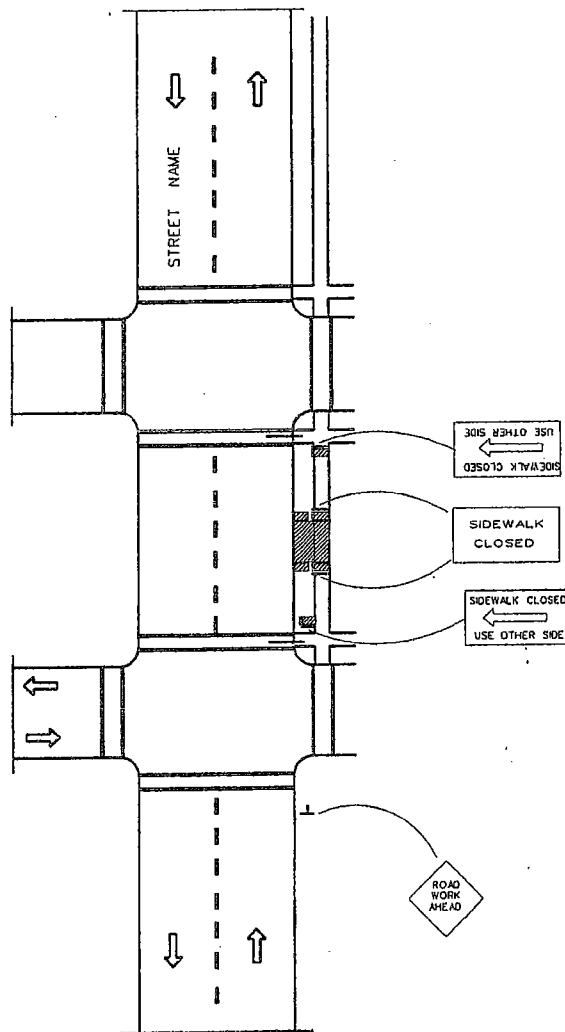
DATE	REMARKS
04/05/18	LONG TRAIL, NON DOCUMENT
05/05/18	---

Q, SHOPPING MALL

4812-A
SOUTH FREEWAY
FT. WORTH, TX
76115

PROPOSED PLAN

21308-22
A1.01



This plan is submitted for TCP. I certify this plan will be used for the following location(s):

_____ and that all channelizing devices will conform to "General Notes" as shown on the back.

Signature: _____

Date: _____

CITY OF FORT WORTH
TRANSPORTATION
AND
PUBLIC WORKS

SIDEWALK CLOSURE DETOUR

Note:
See reverse side for General Notes and Device Spacing.

PLAN "P-1"



CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

STAFF REPORT

Date: 1/9/2014
Item No: 6
Case No: 13-36

Address: 554 Lipscomb St.
Applicant: Brandon Allen
Code Section: Section 2902.2 of the
Fort Worth Building Code

ISSUE

The applicant requests a variance to the requirement for separate sex restroom facilities as required by Section 2902.2 of the Fort Worth Building Code.

BACKGROUND INFORMATION

A change of use permit has been applied for at this address. During the plan review process, the plans examiner placed a hold on the permit requiring separate sex facilities since the occupant load exceeds 15. The applicant requests a variance to allow the coffee shop with a single restroom.

CODE CONSIDERATIONS

Section 2902.2 of the Fort Worth Building Code states:

2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. [P]

Exceptions:

1. Separate facilities shall not be required for *dwelling units* and *sleeping units*.
2. Separate facilities shall not be required in structures or tenant spaces with a total *occupant load*, including both employees and customers, of 15 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum *occupant load* is 50 or less.

STAFF COMMENTS

The local amendments have already made leniencies for separate sex restroom requirements.

The Building Official does not support this variance request.

The Fire Marshal supports the Building Official's position.

BOARD DECISION:

DATE: January 9, 2014



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

Date Filed 12-23-17

Case # CF-13-036

Premises affected (Street Address) 554 LIPSCOMB ST.
Lot 1, Block 39, Addition HYDE TENNINGS
Owner (Lessee): RANCH ONE HOLDING LLC
Mailing Address: 6861 CORPORATION PKWY FORT WORTH, TX 76126
Applicant Name: BRANDON ALLEN Organization: Allen ARCHITECTURE + INTERIORS
Mailing Address: 1227 W. MAGNOLIA AVE FORT WORTH, TX 76104

To Chairperson, Construction and Fire Prevention Board of Appeals:

Application is hereby made for: (Check One)

<input checked="" type="checkbox"/> Variance request	<input type="checkbox"/> License/Registration Appeals
<input type="checkbox"/> Challenge Official's Interpretation	<input type="checkbox"/> Certification Appeals
<input type="checkbox"/> New or Alternate Method Approval	<input type="checkbox"/> Other

Section(s) <u>2902</u>	of the Building Code applies.
Section(s) _____	of the Residential Code applies.
Section(s) _____	of the Electrical Code applies.
Section(s) _____	of the Mechanical Code applies.
Section(s) <u>403</u>	of the Plumbing Code applies.
Section(s) _____	of the Fire Code applies.
Section(s) _____	of the Sign Code applies.

Details of Request: (Use additional sheet if necessary)

SEE ATTACHED

New or Alternate Methods Only: Justify by telling how it meets the intent of the code and provide any test or performance data pertinent to the request. (Use additional sheet if necessary)

NA

Enclosed herewith is the \$ 125.00/00 Filing Fee.

*Applicant Signature



Telephone number, including Area Code 817. 253. 2046

E-mail address BRANDON ALLEN ARCHITECT @ GMAIL . COM

* If not the owner of the property, a separate Letter Of Authorization MUST BE ATTACHED.



LETTER OF AUTHORIZATION
TO THE
CITY OF FORT WORTH

Authority is hereby granted to BRANDON ALLEN
(NAME)

1727 W. MAGNOLIA AVE STE 202 817-253-2046
(ADDRESS) (TELEPHONE)

To file an application to the Construction and Fire Prevention Board of Appeals in
my/our behalf for: (Please check)

☒ VARIANCE
☐ INTERPRETATION
☐ NEW OR ALTERNATE METHOD APPROVAL

PREMISES AFFECTED 554 LIPSCOMB ST.

LOT 1, BLOCK 39, OF HYDE-JENNINGS ADDITION

This authority is granted only for the following specific request:

Nature of request REQUEST VARIANCE FOR PLUMBING FIXTURE
COUNT.

The undersigned being the **PROPERTY OWNER** of the above described property.

RANG ONE HOLDINGS LLC [Signature]
NAME SIGNATURE
6861 Corporation Pkwy FT. WORTH, TX 76126
ADDRESS
817-244-3450
TELEPHONE

Accepted for Case No. _____
By _____
Date _____

VARIANCE REQUEST:

WE ARE ASKING FOR A VARIANCE TO THE NUMBER OF REQUIRED PLUMBING FIXTURES PER CHAPTER 29 OF THE 2009 IBC. TABLE 2902.1 INDICATES THE FIXTURE COUNT TO BE ONE RESTROOM FOR MEN AND ONE FOR WOMEN. 2902.2 REQUIRES SEPARATE FACILITIES FOR MEN AND WOMEN, WITH THE EXCEPTION OF STRUCTURES WITH AN OCCUPANT LOAD OF 15 OR LESS (EXCEPTION #2, 2902.2). OUR OCCUPANT LOAD AS CALCULATED FOR PERMIT IS MUCH HIGHER, HOWEVER, THE ACTUAL OCCUPANT NUMBER THAT WILL BE UTILIZING THE STRUCTURE WILL BE MUCH LOWER.

PROJECT DESCRIPTION:

EXISTING TWO STORY MASONRY BUILDING (GARAGE GROUND FLOOR, APARTMENT SECOND FLOOR) BEING CONVERTED TO A COFFEE SHOP. THE EXISTING STRUCTURE HAS AN APPROX. 600SF FOOTPRINT AND AN EXTERIOR STAIR TO AN APPROX. 600SF SECOND FLOOR. THE STRUCTURE SITS ON A PIECE OF PROPERTY WITH TWO OTHER EXISTING STRUCTURES. THE EXISTING GROUND FLOOR WILL BECOME THE SERVICE COUNTER, PREP AREA (COFFEE KITCHEN), BATH ROOM, AND INTERIOR SPIRAL STAIR TO SECOND FLOOR. THE SECOND FLOOR WILL BECOME AN OPEN LOUNGE AREA WITH LARGE SOFAS, CHAIRS AND COFFEE TABLES. FOR SOME ADDITIONAL SEATING ON THE GROUND FLOOR, AN APPROX. 267 SF ADDITION IS BEING ADDED. TOTAL PROJECT SF AFTER ADDITION AND RENOVATION IS 1,417 SF... OF WHICH ONLY 636 SF ARE DEDICATED TO PATRON SEATING.

DESIGN INTENT:

THE ADJACENT STRUCTURES (ON THE SAME PROPERTY) ARE CLASSIFIED AS A "B" OCCUPANCY AND AS AN "M" OCCUPANCY. THOUGH THE USE OF THE COFFEE SHOP IS CONSIDERED AN "ASSEMBLY" USE PER 303 OF THE 2009 IBC, THE PROJECT WAS DESIGNED TO BE CLASSIFIED AS A "B" OCCUPANCY PER EXCEPTION #1 OF 303.1; WHICH STATES: *"A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY"*.

THIS WAS DONE FOR TWO REASONS... MITIGATE ANY IMMEDIATE OR LONG TERM CODE ISSUES WITH THE ADJACENT BUILDINGS (OCCUPANCY SEPARATION PER TABLE 508.4 OR FIRE RATING PER TABLE 602, BOTH IN THE 2009 IBC) AND ALLOW FOR THE BUILDING TO BE AS VERSATILE AS POSSIBLE (CAN CONVERT TO AN OFFICE WITHOUT A CHANGE OF OCCUPANCY).

THOUGH THERE IS AN ADDITION DESIGNED INTO THE PROJECT, THE SIZE OF THE ADDITION WAS VERY LIMITED IN ORDER TO ACHIEVE THE DESIGN INTENT.

OCCUPANT LOAD CALCULATION:

THE SUBMITTED OCCUPANT LOAD WAS CALCULATED UTILIZING TABLE 1004.1. SEE EXHIBIT 'A'. DURING PLAN REVIEW, THE LOAD WAS CALCULATED UNDER A DIFFERENT METHOD RESULTING IN A TOTAL LOAD OF 66. AFTER MEETING WITH THE PLAN REVIEWER TO DETERMINE METHODS OF DIFFERENT CALCULATIONS, A MODIFIED OCCUPANT LOAD CALCULATION CAN BE SEEN IN EXHIBIT 'B'. BOTH OF THESE CALCULATIONS RESULT IN AN OCCUPANT LOAD OF 49.

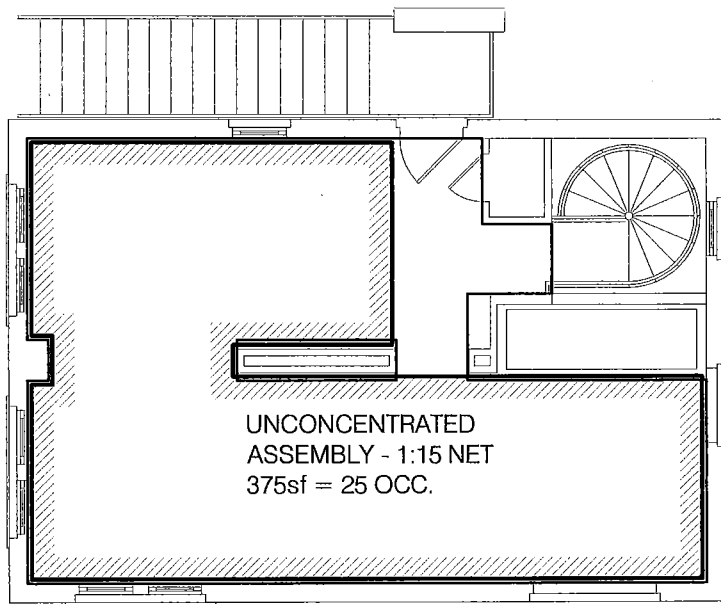
THE OCCUPANT LOAD HAD TO BE CALCULATED UTILIZING AN "OCCUPANT PER UNIT AREA" CALCULATION BECAUSE THE BULK OF THE SEATING IS NOT FIXED (PER 1004.1). HOWEVER, IF ONE LOOKS AT EXHIBIT 'C' WITH A FURNITURE LAYOUT AND SEATING COUNT, THE ACTUAL OCCUPIABLE SPACE IS SIGNIFICANTLY REDUCED.

THERE IS AN EXTERIOR COURTYARD WITH ENOUGH ROOM FOR TWO PICNIC TABLES, SO WE CAN ADD 12 OCCUPANTS TO ANY OF THESE NUMBERS.

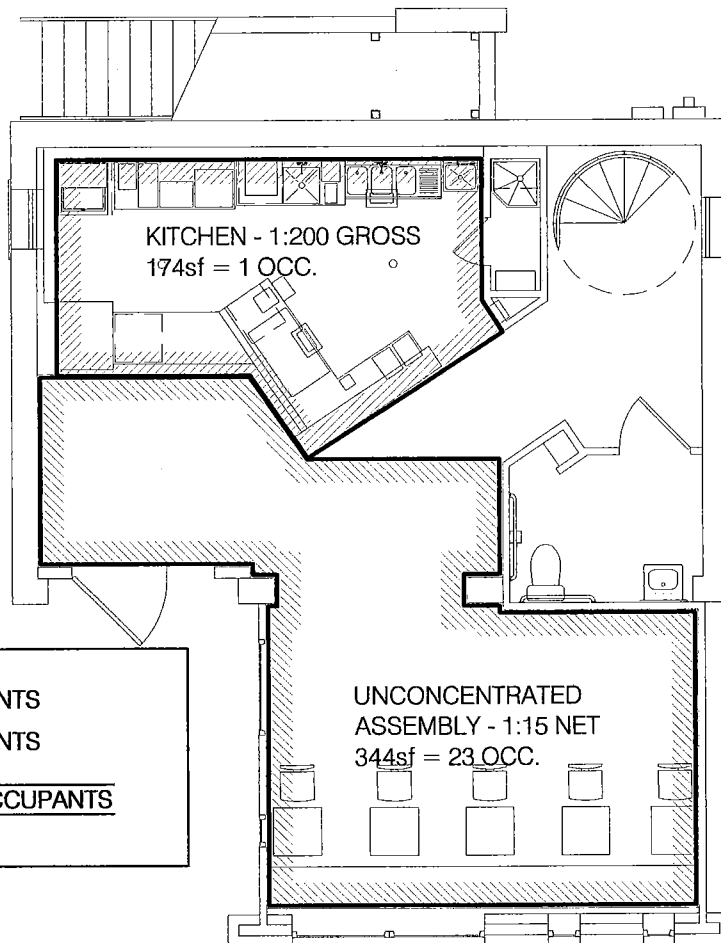
FOR THE PURPOSE OF FIXTURE COUNT, MERCANTILE OCCUPANCIES WITH A MAX. OCCUPANT LOAD OF 50 OR LESS ARE NOT REQUIRED TO HAVE SEPARATE FACILITIES (EXCEPTION #3, 2902.2 OF 2009 IBC).... THEREFORE WE CAN DEDUCT THE FIVE OCCUPANTS CALCULATED FOR THE SERVICE COUNTER.

SUMMARY:

WE ARE REQUESTING ALLOWANCE OF A SINGLE RESTROOM FOR AN INTERIOR OCCUPANT LOAD OF 28, PLUS 12 SEASONAL EXTERIOR SEATS.



SECOND FLOOR



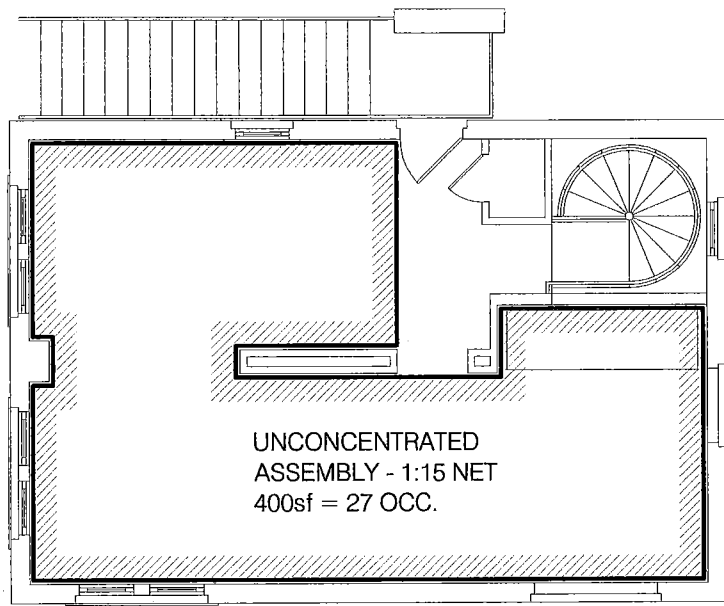
GROUND FLOOR

TOTAL GROUND FLOOR:	24 OCCUPANTS
TOTAL SECOND FLOOR:	25 OCCUPANTS
<u>TOTAL BUILDING OCCUPANCY:</u>	<u>49 OCCUPANTS</u>

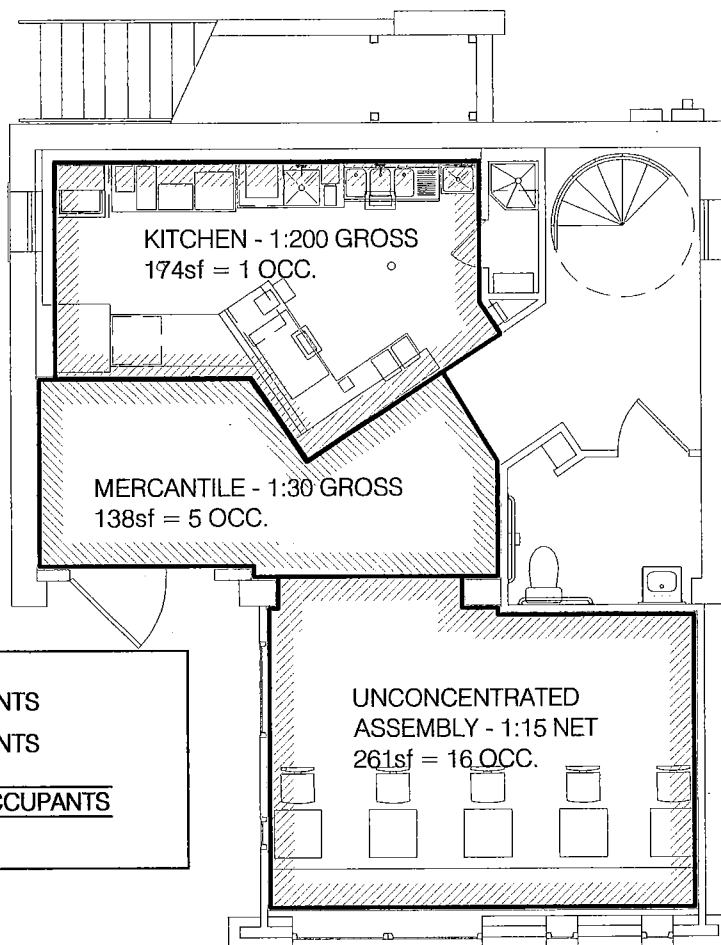
EXHIBIT A

OCCUPANCY LOAD AS CALCULATED PER PERMIT SET

1/8" = 1'-0"



SECOND FLOOR



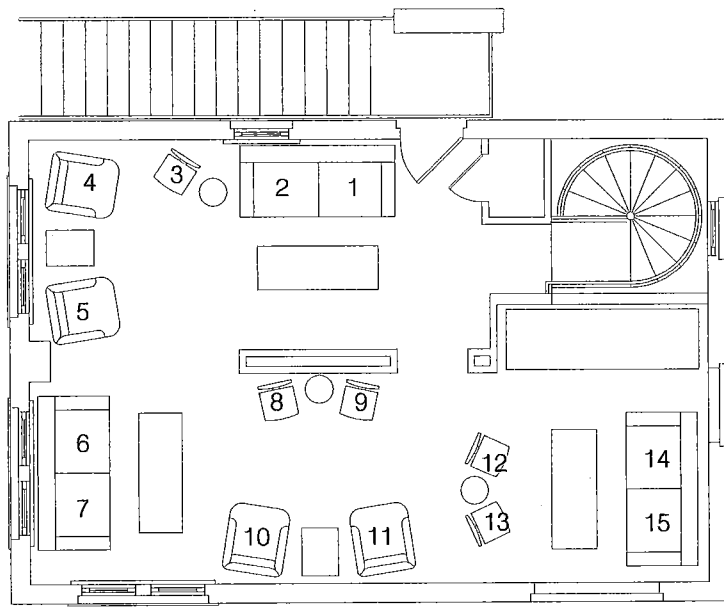
GROUND FLOOR

TOTAL GROUND FLOOR:	22 OCCUPANTS
TOTAL SECOND FLOOR:	27 OCCUPANTS
<u>TOTAL BUILDING OCCUPANCY:</u>	<u>49 OCCUPANTS</u>

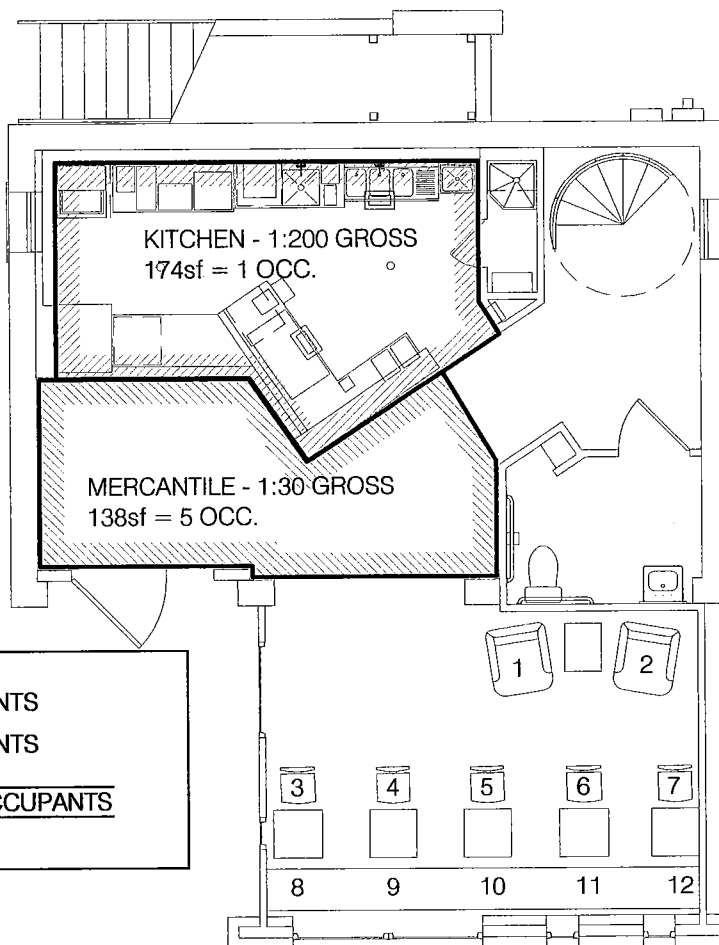
EXHIBIT B

MODIFIED OCCUPANCY LOAD CALCULATION

1/8" = 1'-0"



SECOND FLOOR



GROUND FLOOR

TOTAL GROUND FLOOR:	18 OCCUPANTS
TOTAL SECOND FLOOR:	15 OCCUPANTS
<u>TOTAL BUILDING OCCUPANCY:</u>	<u>33 OCCUPANTS</u>

EXHIBIT C

OCCUPANCY LOAD PER ACUTAL USE

1/8" = 1'-0"



CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

STAFF REPORT

Date: 1/9/2014
Item No: 7
Case No: 13-37

Address: 4972 Overton Ridge Blvd.
Applicant: David Aldrich
Code Section: Section 306.5 of the
Fort Worth Mechanical Code

ISSUE

The applicant requests a variance to the requirement for ladder access to the roof as required by Section 306.5 of the Fort Worth Mechanical Code.

BACKGROUND INFORMATION

A building permit was issued for this address, and during the inspection process, the mechanical inspector identified a roof access ladder was required. The applicant states there is not a suitable location for a ladder on the building.

CODE CONSIDERATIONS

Section 306.5 of the Fort Worth Mechanical Code states in part:

306.5 Equipment and appliances on roofs or elevated structures. Where *equipment* requiring access and appliances are installed on roofs or elevated structures at a height exceeding 16 feet (4877 mm), such access shall be provided by a permanent *approved* means of access, the extent of which shall be from grade or floor level to the *equipment* and appliances' level service space. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) high or walking on roofs having a slope greater than four units vertical in 12 units horizontal (33-percent slope). Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

STAFF COMMENTS

Permanent ladders are intended for the protection of the service personnel since standard access equipment would no longer be sufficient.

The Building Official does not support this variance request.

The Fire Marshal supports the Building Official's position.

BOARD DECISION:

DATE: January 9, 2014



PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

Date Filed 10/31/13

Case # CF-13-037

Premises affected (Street Address) 4972 OVERTON RIDGE BLVD.

Lot _____, Block _____, Addition _____

Owner (Lessee): WCS OVERTON RIDGE 95 LC

Mailing Address: 800 8th Ave. # 340 FORT WORTH 76104

Applicant Name: DAVID ALDRICH Organization: WILLIAM C. JENNINGS

Mailing Address: SAME

To Chairperson, Construction and Fire Prevention Board of Appeals:

Application is hereby made for: (Check One)

- | | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Variance request | _____ License/Registration Appeals |
| _____ Challenge Official's Interpretation | _____ Certification Appeals |
| _____ New or Alternate Method Approval | _____ Other |

- | | |
|-------------------------|----------------------------------|
| Section(s) _____ | of the Building Code applies. |
| Section(s) _____ | of the Residential Code applies. |
| Section(s) _____ | of the Electrical Code applies. |
| Section(s) <u>306.5</u> | of the Mechanical Code applies. |
| Section(s) _____ | of the Plumbing Code applies. |
| Section(s) _____ | of the Fire Code applies. |
| Section(s) _____ | of the Sign Code applies. |

Details of Request: (Use additional sheet if necessary)

REQUEST TO WAIVE EXTERIOR LADDER ACCESS TO
ROOF DUE TO THE LACK OF AN ACCEPTABLE
LOCATION TO PLACE LADDER THAT WOULD NOT
NEGATIVELY IMPACT THE APPEARANCE OF
THE BUILDING. THERE IS NO "BACK" TO THIS
BUILDING AS IT IS A PAD SITE ON THE CORNER.

New or Alternate Methods Only: Justify by telling how it meets the intent of the code and provide any test or performance data pertinent to the request. (Use additional sheet if necessary)

THE REQUIREMENT FOR LADDER ACCESS IS 16'
AND THIS BUILDING IS 17'2".

Enclosed herewith is the \$ 125⁰⁰ Filing Fee.

*Applicant Signature 

Telephone number, including Area Code 817 3089399

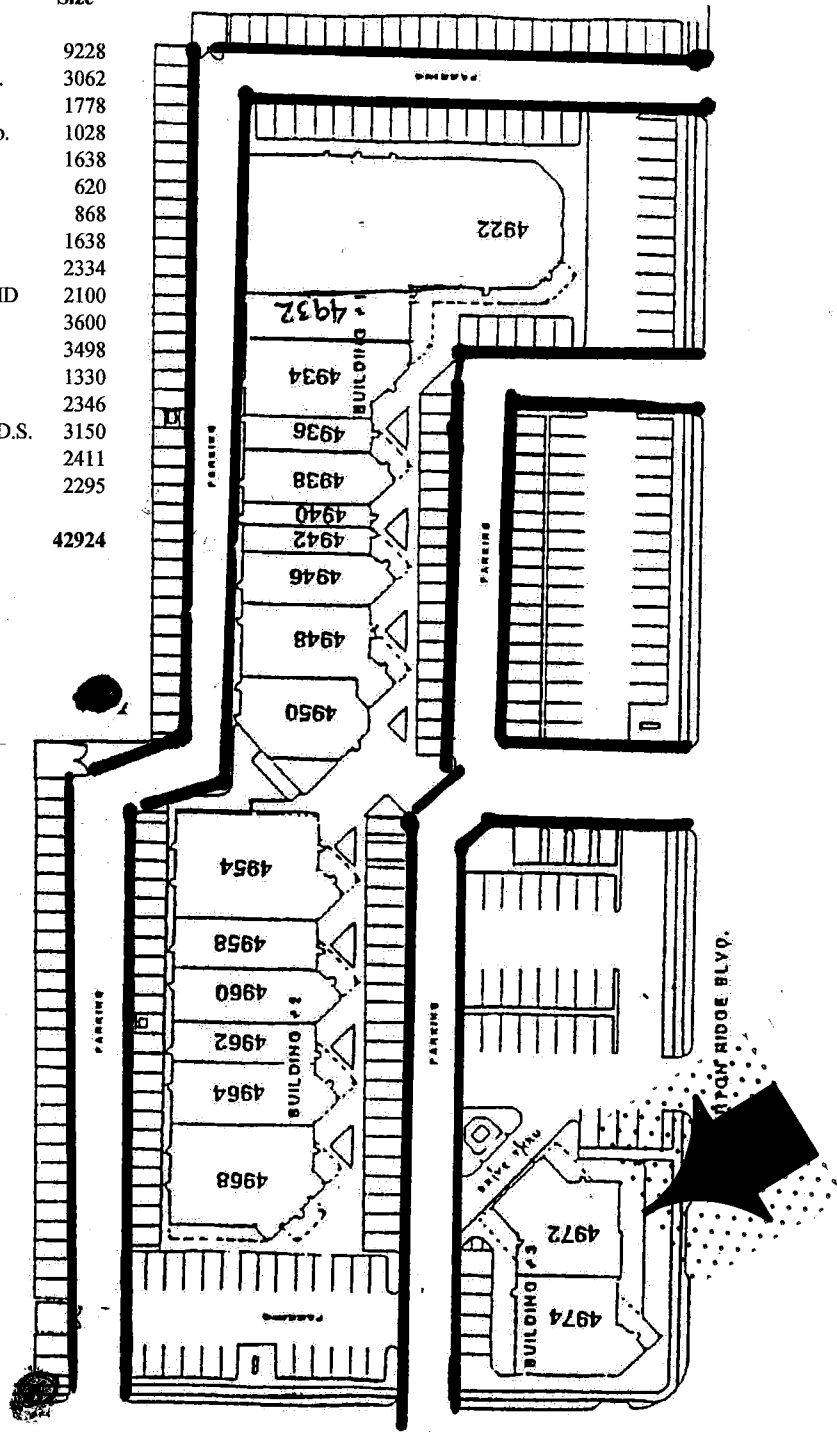
E-mail address david@wcmmanagement.com

* If not the owner of the property, a separate Letter Of Authorization MUST BE ATTACHED.

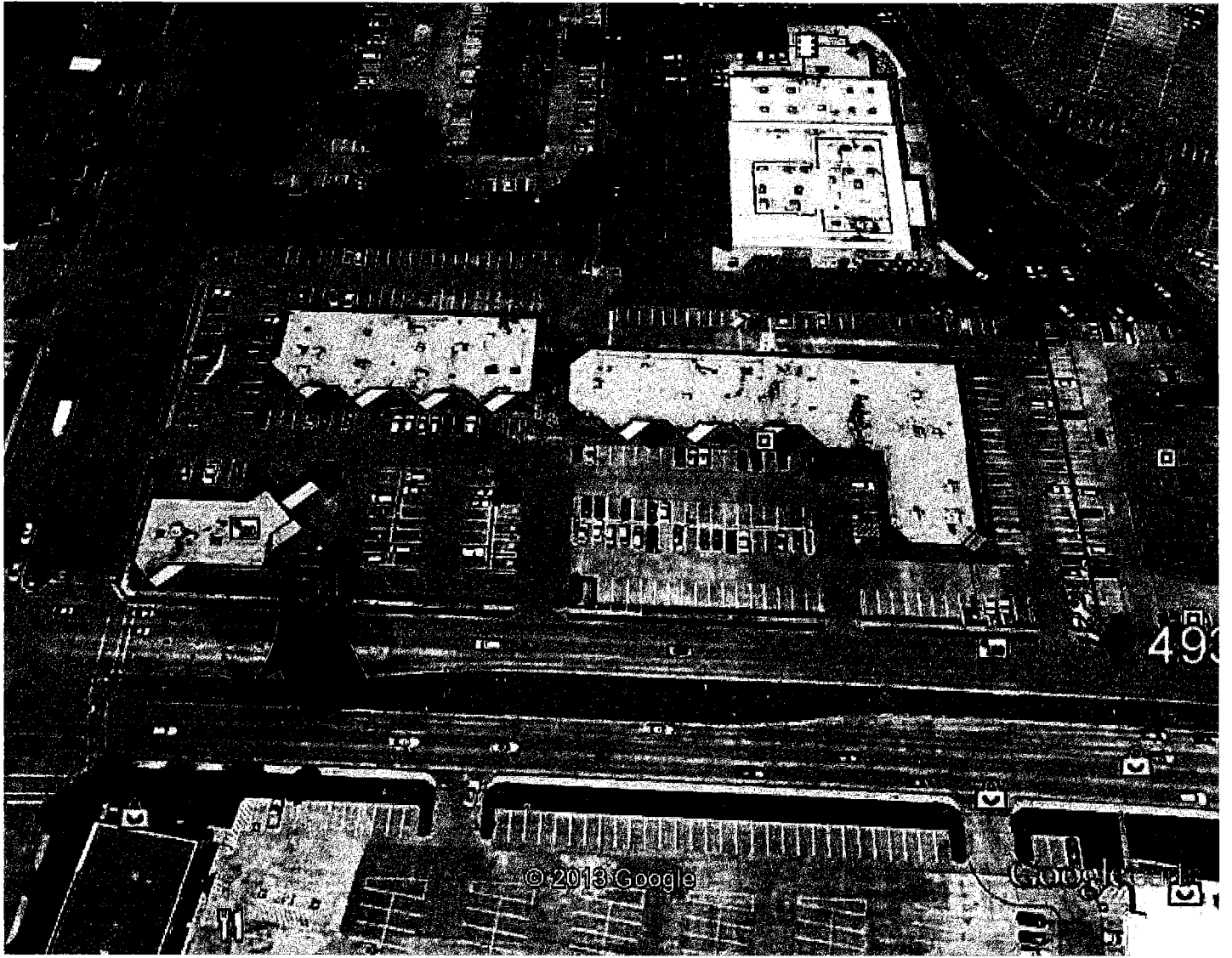
Overton Ridge at Hulen

Suite	Tenant	Size
4922	Rally House	9228
4932	Harry Rosenthal, M.D.	3062
4934	V	1778
4936	Edward D. Jones & Co.	1028
4938	Red Door Bistro	1638
4940	Salon Melynde	620
4942	Andrew Luong	868
4946	V	1638
4948	The Cat's Meow	2334
4950	Stephen Wigginton, MD	2100
4954	Sushi Tao	3600
4960	Palm Beach Tan	3498
4962	Number 1 Nails	1330
4964	H & R Block	2346
4968	Steven Huffstutler, D.D.S.	3150
4972	Cowboy Chicken	2411
4974	V	2295
Totals		42924

Parking 288 spaces
 HC 9 spaces
 Total 297 spaces



FIRE HYDRANTS



Google earth

feet
meters



